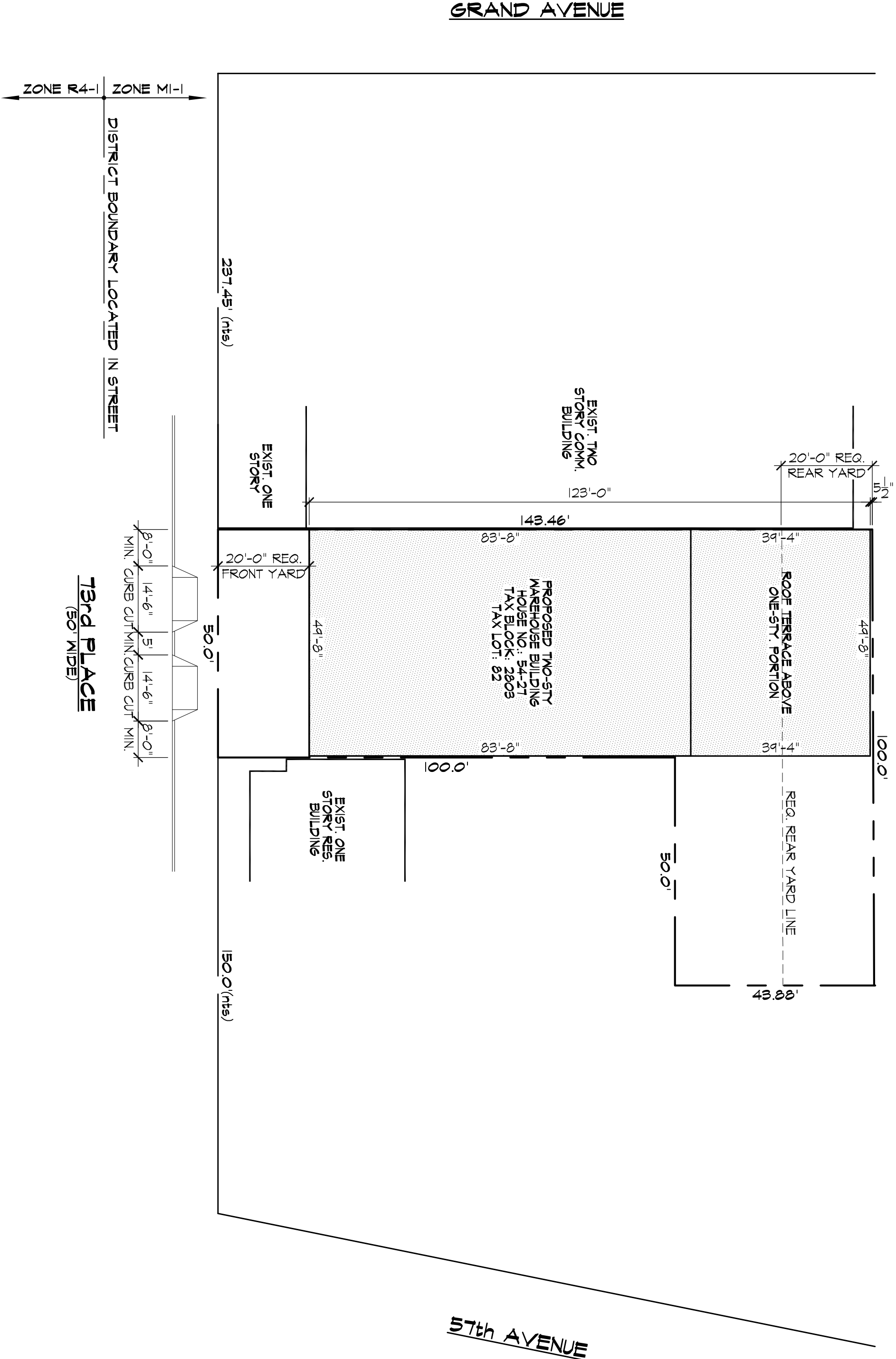


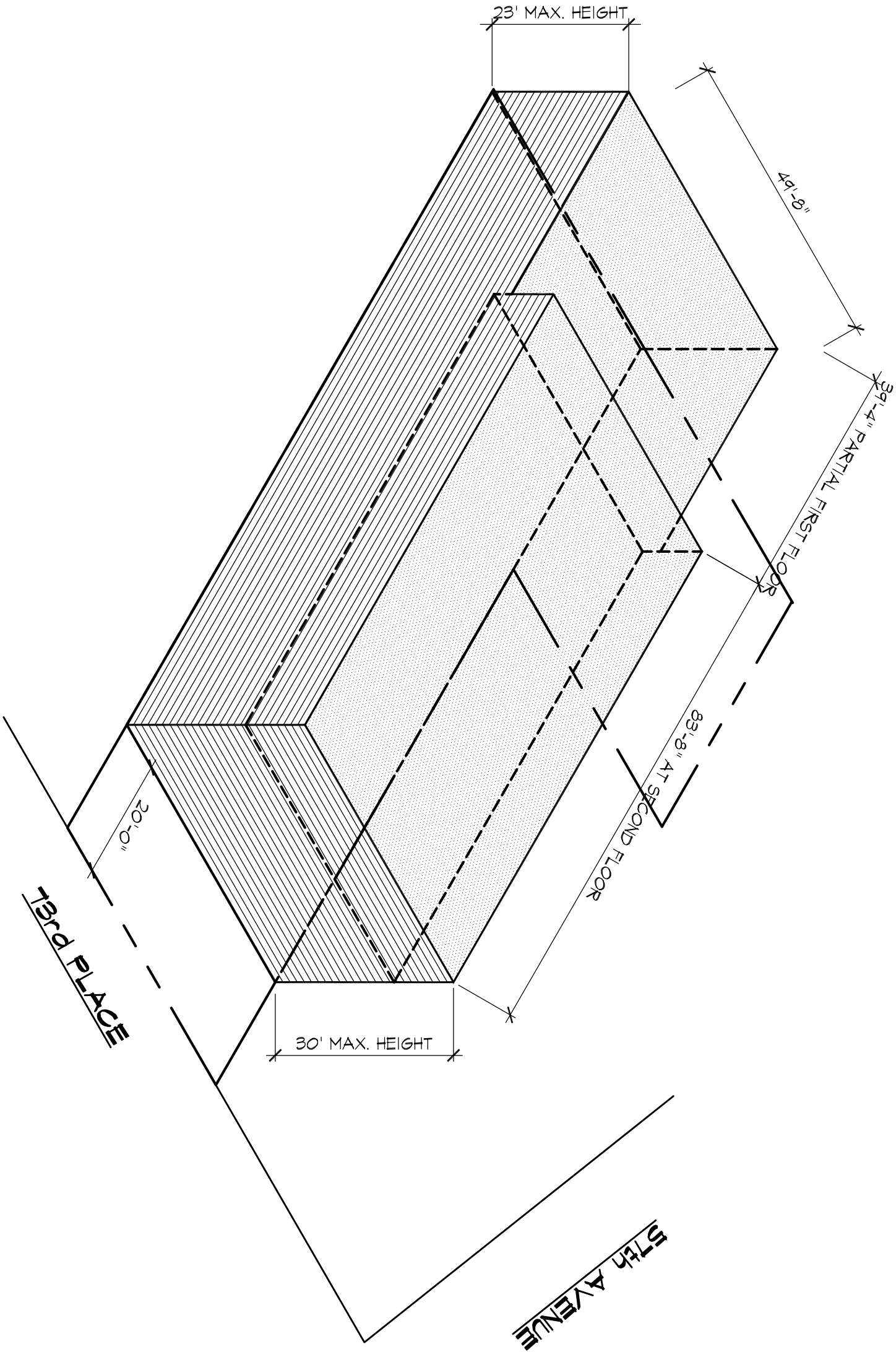
ZONING ANALYSIS FOR PROPOSED WAREHOUSE

ADDRESS: 54-27 13rd PLACE	TAX BLOCK: 2803	ZONING DISTRICT: M-1
ZONING LOT AREA: 4366.46 S.F.	TAX LOT: B2	ZONING MAP: 136
PROP. USE GROUPS: FIRST FLOOR WAREHOUSE - I(XA); SECOND FLOOR OFFICES - VII		
PARKING REG. CAT.: D2 FOR FIRST FLOOR WAREHOUSE, A3 FOR SECOND FLOOR OFFICES		
STREET WIDTH: 50.0' (NARROW)		
Z.R.# 43-1-2	MANUFACTURING FLOOR AREA RATIO: 1.00	
	MAX. FLOOR AREA: 4366.46(1.00) = 4366.46 S.F.	
	PROP. FLOOR AREA: = 4483.11(23.0') x 61.09' = 460' (3 ACCESSORY OFF-STREET PARKING SPACES) x 5204 S.F.	
	SECOND FLOOR: = 4483.11(23.0') x 4.05' = 405.44 S.F.	
Z.R.# 43-2-3	TOTAL F.A. = 4364.44 S.F. S.F.	
Z.R.# 43-2-61	MIN. REQ. SIDE YARDS NO. SIDE YARDS ARE REQUIRED	
	MIN. REQ. REAR YARD: 20'-0" (20' SETBACK DISTANCE 30' 2 STORES)	
Z.R.# 43-3-04	MIN. REQ. REAR YARD: 20'-5" (2" STREET TREE PLANTING)	
	REQUIRED FRONT YARD ALONG DISTRICT BOUNDARY LOCATED IN STREET	
Z.R.# 43-4-3	MIN. REQ. FRONT YARD: 20'-0"	
Z.R.# 44-1-21	MIN. REQ. FRONT YARD: 20'-0"	
	MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS:	
	MAX. HEIGHT OF FRONT WALL WITHIN INITIAL 20' SETBACK DISTANCE: 30' OR 2 STORES, WHICHEVER IS LESS	
	PROP. HEIGHT OF FRONT WALL WITHIN INITIAL 20' SETBACK DISTANCE: 30' 2 STORES	
	REQUIRED ACCESSORY OFF-STREET PARKING SPACES: 1 PER 2000 S.F. OR 1 PER 3 EMPLOYEES, WHICHEVER REQUIRES THE LARGER NO. OF SPACES = 5	
	MIN. REQ. PARKING SPACES FOR OFFICES: 1 PER 300 S.F. = 4.05 (4.05 x 1.00) = 4	
Z.R.# 44-2-32	MIN. REQ. PARKING SPACES FOR OFFICES: 0 PROVIDED AS PER PERMITTED PARKING REQUIREMENTS MAY VARY	
Z.R.# 44-2-32b	MIN. REQ. PARKING SPACES FOR MANUFACTURING USES: 3 VOLUNTARY	
Z.R.# 43-4-02	MIN. REQ. PARKING SPACES FOR OFFICES: 0 PROVIDED AS PER PERMITTED PARKING REQUIREMENTS MAY VARY	
Z.R.# 26-41	STREET TREE PLANTING IN MANUFACTURING DISTRICT SHALL BE PROVIDED IN ACCORDANCE WITH Z.R.# 26-41	
Z.R.# 44-1-32	PROP. NO. OF STREET TREE PLANTING TO BE PLANTED OFF-SITE: 1	
	REQUIRED ACCESSORY OFF-STREET LOADING BERTHS FOR LOADING REG. CAT. I(XA)	
	MIN. REQ. NO. OF LOADING BERTHS: 1 (WHEN EXCEEDING 8000 S.F. OF F.A. FOR U.S. I(XA))	
B.C.# 406.101	CURB CUTS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:	
	(i) THE AGGREGATE LENGTH OF CURB CUTS SHALL NOT EXCEED 60% OF ANY STREET FRONTAGE 100' OR LESS IN LENGTH, AND THERE SHALL NOT BE MORE THAN TWO CURB CUTS ON ANY STREET FRONTAGE 100' OR LESS IN LENGTH. THE MINIMUM 2' NO. CURB CUT SHALL COMPREHEND WITHIN 8' OF A SIDE LOT LINE	



ISOMETRIC DIAGRAM

SCALE: 1"=20'-0"



HEIGHT AND SETBACK DIAGRAM

SCALE: 1"=20'-0"

